

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Fifty and No/100 (\$750.00) Dollars and other valuable considerations

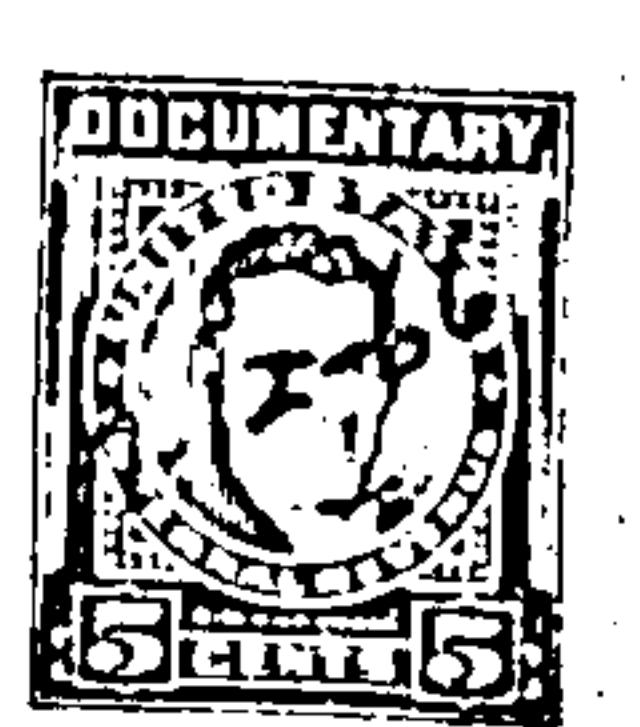
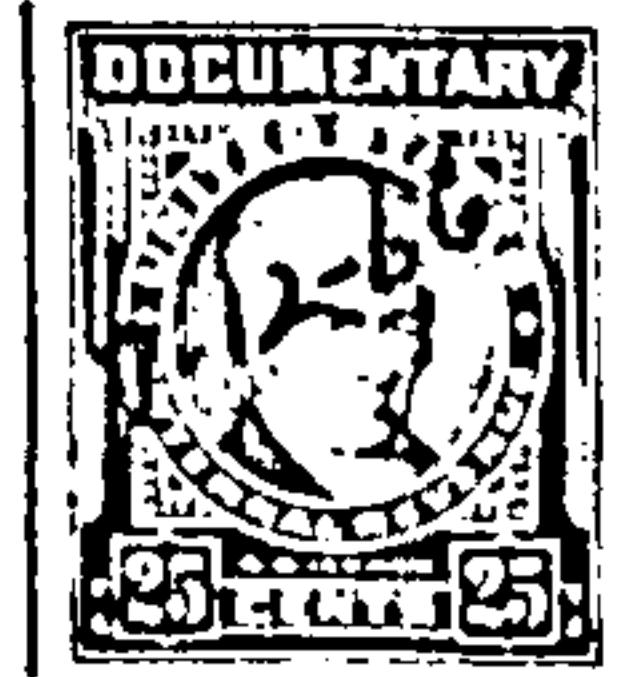
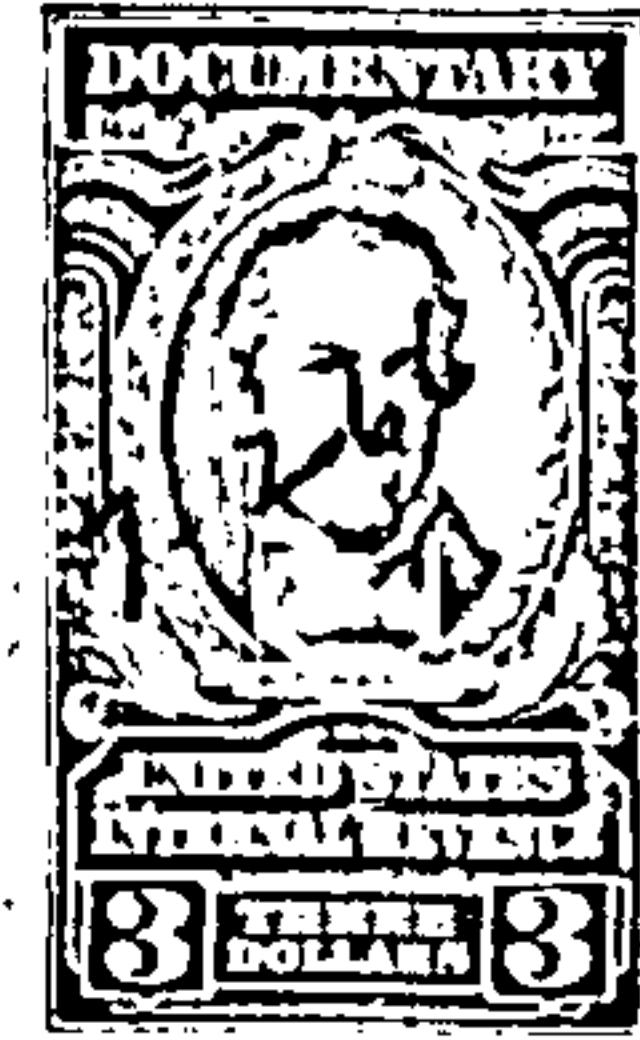
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, C. B. Morgan and wife Virginia Morgan and P. E. George and wife Louise George

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John E. Wintter and wife Mildred I. Wintter

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 28, Township 20 South, Range 4 West and in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 33, Township 20, Range 4 West, described as: Commence at the SW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28, Township 20 South, Range 4 West; thence north 3 deg. 08 $\frac{1}{2}$ min. east along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 382.94 feet; thence north 62 deg. 00 min. 30 sec. East a distance of 93.87 feet to the point of beginning; thence continue north 62 deg. 00 min. 30 sec. East a distance of 78.42 feet; thence south 23 deg. 25 min. East a distance of 800.45 feet to the north R.O.W. line of Shades Crest Road; thence south 63 deg. 33 $\frac{1}{2}$ min. west along said R.O.W. line of road a distance of 143.52 feet; thence south 63 deg. 57 $\frac{1}{2}$ min. west along said R.O.W. line of road a distance of 26.48 feet; thence north 16 deg. 54 min. west a distance of 808.14 feet to the point of beginning.



This property is hereby conveyed subject to the following restrictions as to use:

1. No lot shall be used except for residential purposes.
2. No dwelling shall be erected except one single family residence of not less than 1400 square feet with brick veneer construction.
3. No dwelling shall be erected closer than 295 feet from the front lot line.
4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this

day of July, 1966.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON (Seal)
7/13/19

RECORDED & (Seal) MTG. TAX
\$1.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA
JEFFERSON COUNTY

CARROLL GAARDNER, J. F. Fawler
J. F. Fawler, J. F. Fawler
CARROLL GAARDNER, J. F. Fawler
CARROLL GAARDNER, J. F. Fawler

I, C. B. Morgan and wife Virginia Morgan and P. E. George and wife Louise George, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

day of July

A. D., 1966

Carroll Gardner
Notary Public

BOOK 243

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